



Legislation Text

File #: LUP2017-09009, **Version:** 1

SUBJECT/RECOMMENDATION:

Approve a Future Land Use Map Amendment from the Residential Suburban (RS) category to the Residential Low Medium (RLM) category for 1990 North McMullen Booth Road and two contiguous unaddressed parcels on Union Street and McMullen Booth Road and pass Ordinance 9127-18 on first reading. (LUP2017-09009)

SUMMARY:

This Future Land Use Map amendment application involves four parcels of land totaling 7.62 acres located on the west side of North McMullen Booth Road approximately 500 feet south of Union Street. The parcels are owned by MB Investments of Clearwater, Ltd./ Laura Weikel; Sarah Davidson; and Paul McMullen. The applicant is requesting to amend the Future Land Use Map designation of the subject property from Residential Suburban (RS) category to the Residential Low Medium (RLM) category, indicating the intention to redevelop the site as an assisted living facility; however, no plans have been submitted at this time. The applicant has submitted a Petition for Annexation (ANX2017-09020) and a Zoning Atlas Amendment (REZ2017-09009) which are being processed concurrently with this case.

The proposed Residential Low Medium (RLM) category would permit development at a density of 10 dwelling units per acre or a floor area ratio (FAR) of 0.50. Residential equivalent uses are permitted at a density of 3 beds per dwelling unit. The proposed Residential Low Medium (RLM) future land use category will allow the site to act as a transition from the lower density residential properties to the north and east to the higher intensity institutional uses to the west and south.

The Planning & Development Department has determined that the proposed Future Land Use Map amendment is consistent with the provisions of the Community Development Code as specified below:

- The proposed amendment is consistent with the Comprehensive Plan and the Countywide Plan Rules.
- The proposed amendment is compatible with the surrounding property and character of the neighborhood.
- Sufficient public facilities are available to serve the property.
- The proposed amendment will not have an adverse impact on the natural environment.
- The proposed amendment will not have an adverse impact on the use of property in the immediate area.

The Countywide Plan Map designation for the property, as well as for the residential neighborhoods in the vicinity, is Residential Low Medium (RLM), and will remain so designated following this land use plan amendment. Therefore, in accordance with the Countywide Plan Rules, this land use plan amendment must be submitted to Forward Pinellas staff for administrative review and is subject to acceptance by Forward Pinellas, in its role as the Pinellas Planning Council. The application is a small-scale amendment so review and approval by the Florida Department of Economic Opportunity is not required.

The Community Development Board reviewed this application at its February 20, 2018 public hearing and made a unanimous recommendation of approval to the Council.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A